

ARTICLE 14

PARKING REQUIREMENTS

SECTION 14-10

OFF-STREET PARKING

- A. In order to help alleviate congestion on public streets, the following vehicular parking requirements shall apply, and no building permit shall be issued for use permitted other than in conformity with the following requirements.
1. Where parking spaces are referred to, such space shall represent an area of not less than nine (9) feet by twenty (20) feet, exclusive of driveways required to make such space accessible from public streets or alleys.
 2. Where parking requirements are referenced to floor areas, such shall be construed to mean the gross building floor area used by, or to serve, people in connection with such use, but shall not include floor areas used for vehicular parking and incidental storage or other accessory space.
 3. Where parking spaces are referenced to seats, each eighteen (18) inches of pew width may be considered as one seat.
 4. If such required parking is located other than on the lot upon which use it serves, or adjacent property permitting such parking requirements, once approved and/or provided, must be continuously maintained in the manner provided by this Ordinance, together with any additional parking facilities necessitated by expansion of floor areas and/or uses.
 5. In the case of mixed uses, the total parking requirements shall be the sum of the requirements of the various uses computed separately.
- B. General Requirements for off-street parking uses are as follows:
1. For the purpose of converting parking spaces into the required or permitted parking area, plans must be submitted to show how the required or permitted parking spaces shall be arranged in the area supplied for that purpose and to indicate sufficient space for turning maneuvers, as well as adequate ingress and egress to the parking area, before a permit is granted.
 2. In any district other than in **R1, R1L, SFR, RR, SR, GR, or GU** where such space is required, the area of such space shall be surfaced with asphaltic surfacing, concrete, or other paving material acceptable to the Department, to prevent dust and erosion.
 3. The parking of two or more commercial vehicles of more than one ton capacity on any lot in any residential district shall be considered a commercial use and is prohibited.

4. "Floor areas" shall mean the gross floor area and/or the open land area used for service to the public as customers, patrons, clients, or patients, including areas occupied by fixtures and equipment used for display or sale of merchandise. It shall not mean floors or parts of floors used principally for non-public purposes, such as storage, automobile parking, incidental repair, processing or packaging of merchandise, show windows, or for offices incidental to the management or maintenance of stores or buildings, or for restrooms or powder rooms.
5. In any case, in a Commercial C1 or less restricted district, where a lot used for automobile parking space adjoins a residence district, there shall be a solid wall of masonry not more than six nor less than four feet in height along the lot line of such lot, which lot line forms the boundary of said residence district; except where such wall adjoins the front yard of the adjoining residential lot, said wall shall be three feet in height. The lot owner or occupant of the C1 or less restricted district shall maintain said wall in a neat and orderly condition. As appropriate, on a case by case basis, an alternative selection of landscape delineation may be utilized to meet these needs as approved concurrently by the Director.
6. Any lights used to illuminate parking space in a commercial district shall be so arranged as to reflect the light away from the adjoining rights of way.
7. Except where a wall is required, a minimum six-inch high curb or bumper guard shall be constructed so that no part of a vehicle shall extend over or beyond any property line.
8. Whenever a building permit has been granted and the plans so approved for off-street parking, the subsequent use of such property shall be deemed to be conditional upon the unqualified continuance and availability of the parking provisions contained in such plans. Any use of such property in violation hereof shall be deemed in violation of this Ordinance. Should the owner or occupant of any building to whom a building permit has been granted containing off-street parking requirements so change the use to which such building is put as to increase off-street parking as required under this Ordinance, it shall be unlawful and a violation of this chapter to begin or maintain such altered use prior to compliance with increased off-street parking provisions of this section.
9. No addition or enlargement of an existing building or use shall be permitted unless parking requirements of this Ordinance are met for the entire building or use.
10. In the Case of mixed use, the total requirements for off-street parking space shall be the sum of the requirements of the various uses computed separately as specified in this section, and the off-street parking spaces for one use shall not be considered as providing the required off-street parking for any other use.
11. All parking areas, except in an R1, R1L, SFR, RR, SR, GR, or GU District, shall be entered and exited in a forward motion of the vehicle. Sufficient space for maneuverability in compliance with this section shall be included in plans submitted pursuant to Section 14-10.A.1 above.

12. There shall be no commercial parking lots in an R1, R1L, SFR, RR, SR, GR, or GU District, except for a walled or fenced and landscaped RV and boat storage area for the private use of the residents of the same subdivision.
13. Handicapped parking shall be provided in accordance with the Arizona Revised Statutes.
14. In any computations of fractions of parking space requirements, the total number of spaces required shall be rounded to the next highest whole number.

C. Space Requirements by Use

1. Automobile parking space shall be provided according to the following schedule and subject to the following conditions in any district in which any of the following uses shall be established. Where off-street parking requirements are specified in the regulations of any of the various zoning districts, those requirements shall apply therein, and compliance therewith shall be made.
 - a. Single-family dwellings and two-family dwelling (duplexes) shall have two off-street parking spaces for each dwelling unit, which space shall be provided on the lot upon which such dwelling unit is located.
 - b. "Multi-unit dwellings" include triplexes, fourplexes, boarding houses, hotels, apartments, and all similar structures devoted to habitation. The following requirements shall apply for said dwellings: One and one-half parking spaces for each studio, efficiency, or one bedroom unit; one and three-fourths parking spaces for each unit containing two bedrooms; two parking spaces for each unit containing three or more bedrooms; and for each development containing more than five units, one parking space in addition to the above requirements shall be provided for each ten units or major fraction thereof for visitor parking. All parking spaces shall be provided on the lot upon which the units are located.
 - c. Places of public assembly, including private clubs, lodges, and fraternal buildings not providing overnight accommodations, assembly halls, skating rinks, dance halls, bowling alleys, theaters, amusement parks, race tracks, funeral homes, must have at least one off-street parking space for each five (5) seats provided for patron use and/or at least one off-street parking space for each seventy-five (75) square feet of floor areas used for public assembly but not containing fixed seats.
 - d. Churches and related buildings: At least one off-street parking space for each five (5) seats or ninety inches of pew space, or, if fixed seats are not provided, then one off-street parking space shall be provided for each thirty (30) square feet of floor area in the main assembly area. Accessory buildings in the church complex shall provide parking spaces in accordance with the following: Classrooms, whether used for school or church activities, shall have one parking space for each four hundred (400) square feet of gross floor area. Other buildings shall have one parking space for each four hundred (400) square feet of gross floor area. All such parking will be located on the same lot as the building or on a contiguous lot.
 - e. Restaurants, bars, taverns, nightclubs, and all other similar dining and/or drinking establishments shall have off-street parking space of at least one space for each seventy five (75) square feet of floor area and one parking space for each two hundred (200)

square feet of outdoor patio area (exclusive of kitchen, restrooms, storage, etc.). Such parking shall be located on the same lot or contiguous lots.

- f. Hotels, motels, guest lodges, fraternities and sororities shall have one off-street parking space for each two beds.
- g. Hospitals shall have parking space for each three patient beds, plus at least one off-street parking space for each resident doctor, plus at least one additional off-street parking space for each three employees including nurses not domiciled on the property.
- h. Doctors' offices, dentists' offices, medical clinics, and medical centers shall have one parking space for each one hundred fifty (150) square feet of gross floor area between exterior walls, plus one parking space for each employee, and such parking shall be located on the same lot or on contiguous lots with said uses.
- i. Nursing or convalescent home health care facilities, including specialized care facilities and minimal care facilities, shall have one parking space for each two beds.
- j. Office buildings, retail establishments, commercial buildings, and any commercial establishment not specified herein shall have one off-street parking space for each three hundred (300) square feet of gross floor area.
- k. Wholesale, manufacturing, and industrial plants, including warehouses and storage buildings and yards, public utility buildings, contractor equipment and storage yards, business service establishments such as blueprinting, printing and engraving, soft drink bottling establishments, fabricating plants, and all other structures devoted to similar mercantile or industrial pursuits, shall have at least one off-street parking space for each three employees and an additional one parking space for each one thousand (1,000) square feet of gross floor area.
- l. Schools shall have at least one off-street parking space for each three employees, including administrators, teachers, and building maintenance personnel, and at least one off-street parking space for each ten high school, college or university students, predicated upon the designed capacity of the physical plant. Such parking shall be located on the same lot or on continuous lots with said uses.

D. Off-Street Loading Space

In order to avoid undue interference with the public use of streets, alleys, and sidewalks, on-the-property berths are required for the standing, loading, and unloading of vehicles. Such berths shall not be less than ten (10) feet in width and thirty (30) feet in length, exclusive of access aisles and maneuvering space. Any building exceeding a gross floor area of twenty five thousand (25,000 square feet), except residences and apartments, shall provide one such berth plus an additional berth for each additional eighty thousand (80,000) square feet of gross floor area.

E. Handicapped Requirements

All off-street parking areas, except for single family residential, shall include spaces reserved for use by persons with disabilities. Spaces shall be provided in proportion to the total number of spaces required. American Disability Act standards will be used in determining compliance.

Total Parking Required on Lot

Required Number of Accessible

	Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 and over	+1 space / 50 spaces

Each accessible parking space shall have on its right side, an adjacent access aisle not less than five feet in width, except that two accessible spaces may share a single access aisle. Every access aisle shall lead directly to a curbed ramp and accessible route of travel to the principle building or buildings on the site.